

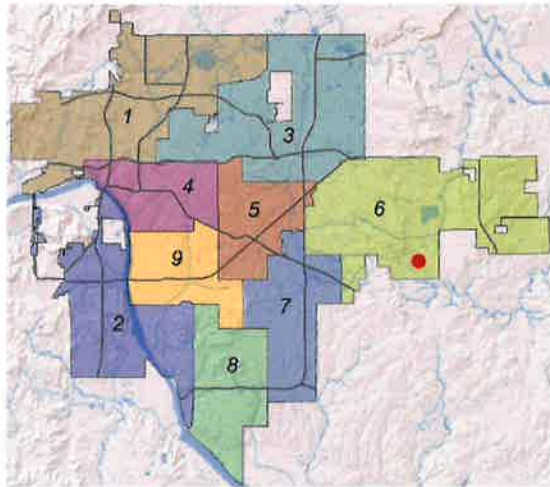


Case Number: PUD-816-1
Minor Amendment
Hearing Date: October 17, 2018

Case Report Prepared by:
 Jay Hoyt

Owner and Applicant Information:
 Applicant: KB Enterprise Homes, LLC.
 Property Same

Location Map:
 (shown with City Council Districts)



Applicant Proposal:
 Concept summary: PUD minor amendment to increase the allowable driveway coverage in the front yard from 45% to 63%.
 Gross Land Area: 0.24 acres
 Location: NE/c S 180th E Ave and E 43rd PI S
 Lot 7, Block 2 Huntington Park
 17927 E 43rd PI

Zoning:
 Existing Zoning: RS-3/RS-4/PUD-816
 Proposed Zoning: No Change

Staff Recommendation:
 Staff recommends **approval**.

Comprehensive Plan:
 Land Use Map: Existing Neighborhood
 Growth and Stability Map: Stability

Staff Data:
 TRS: 9425

City Council District: 6
Councilor Name: Connie Dodson
County Commission District: 1
Commissioner Name: Mike Craddock

SECTION I: PUD-816-1 Minor Amendment

STAFF RECOMMENDATION

Amendment Request: Revise the PUD Development Standards to increase the allowable driveway coverage in the front yard from 45% to 63%.

Currently, the development standards of the PUD only allow 45% driveway coverage in the required front yard. The applicant is requesting this be increased to 63% in order to permit a larger drive. The lot, itself in unusually shaped, with the front yard being its narrowest point.

Staff Comment: *This request can be considered a Minor Amendment as outlined by Section 30.010.1.2.c(9) of the City of Tulsa Zoning Code.*

“Changes in structure heights, building setbacks, yards, open spaces, building coverage and lot widths or frontages, provided the approved PUD development plan, the approved standards and the character of the development are not substantially altered.”

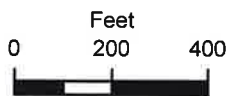
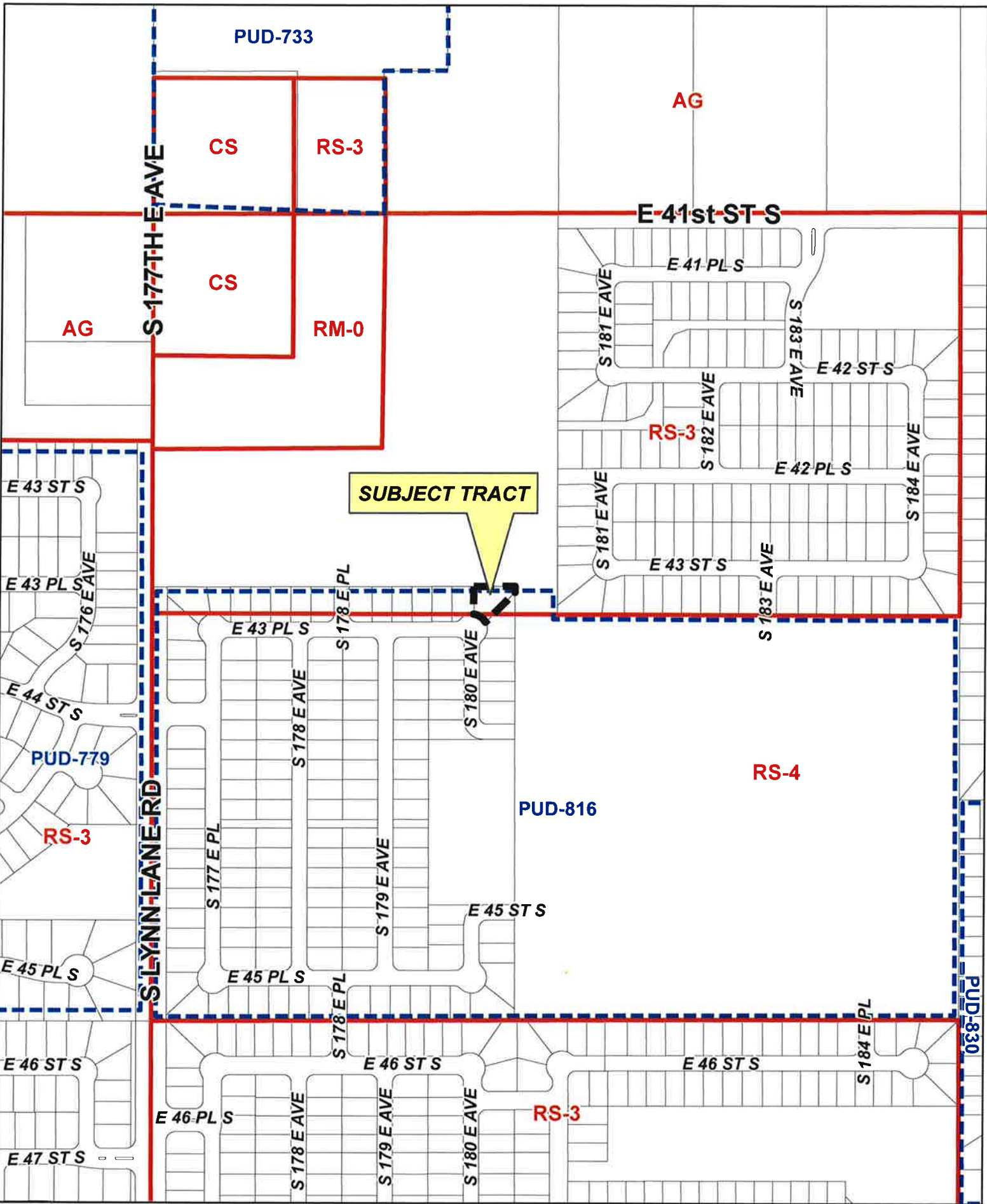
Staff has reviewed the request and determined:

- 1) The requested amendment does not represent a significant departure from the approved development standards in the PUD.
- 2) All remaining development standards defined in PUD-816 shall remain in effect.

Exhibits included with staff recommendation:

INCOG zoning case map
INCOG aerial photo
INCOG aerial photo (enlarged)
Applicant Site Plans (Current / Proposed)

With considerations listed above, staff recommends **approval** of the minor amendment request to increase the allowable driveway coverage in the front yard from 45% to 63%.

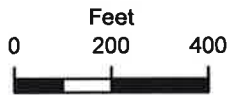


PUD-816-1

19-14 25

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Subject
Tract

PUD-816-1

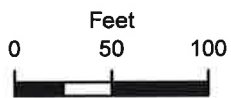
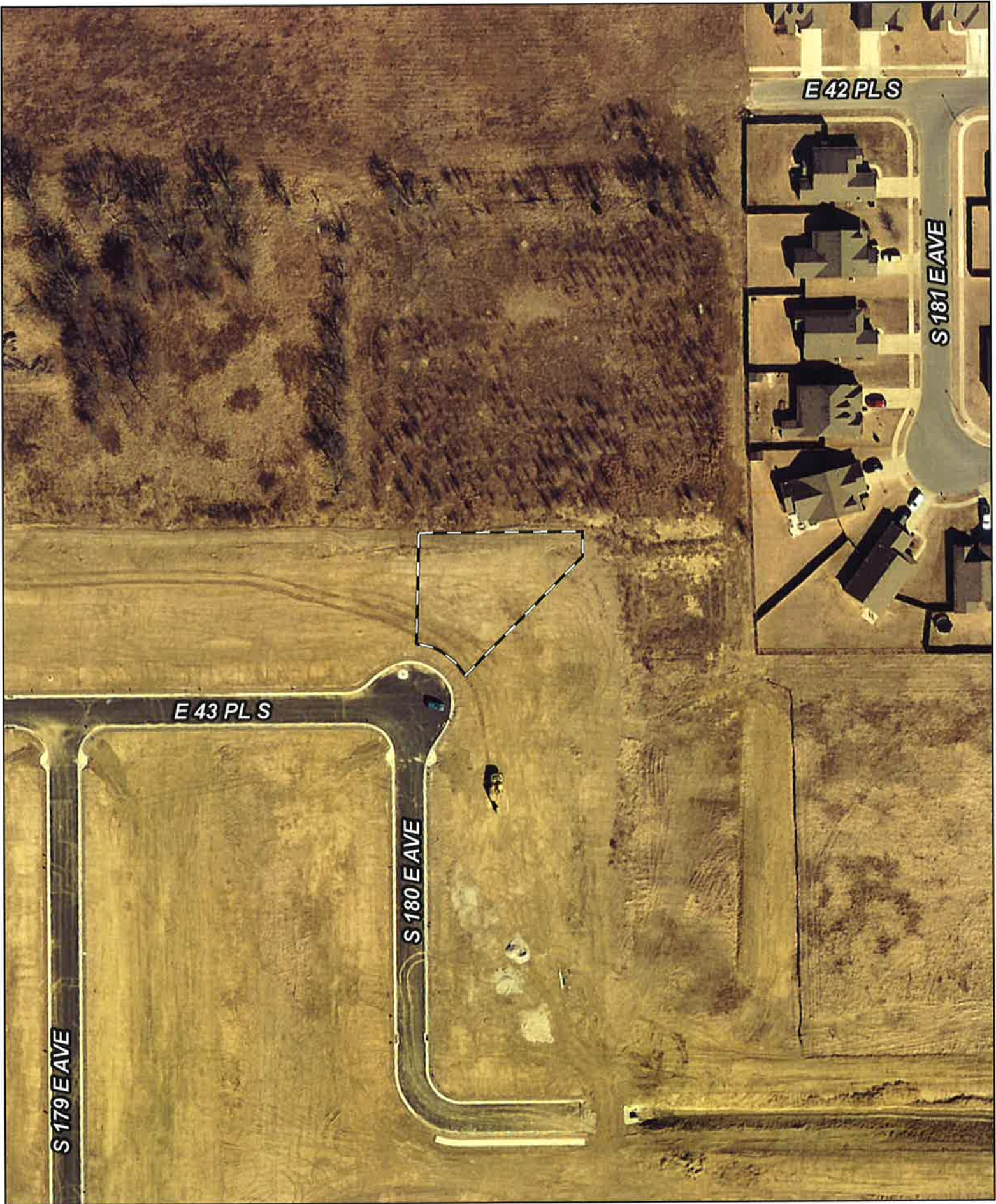
19-14 25

Note: Graphic overlays may not precisely align with physical features on the ground.

Aerial Photo Date: February 2018

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Subject Tract

PUD-816-1

19-14 25

Note: Graphic overlays may not precisely align with physical features on the ground.

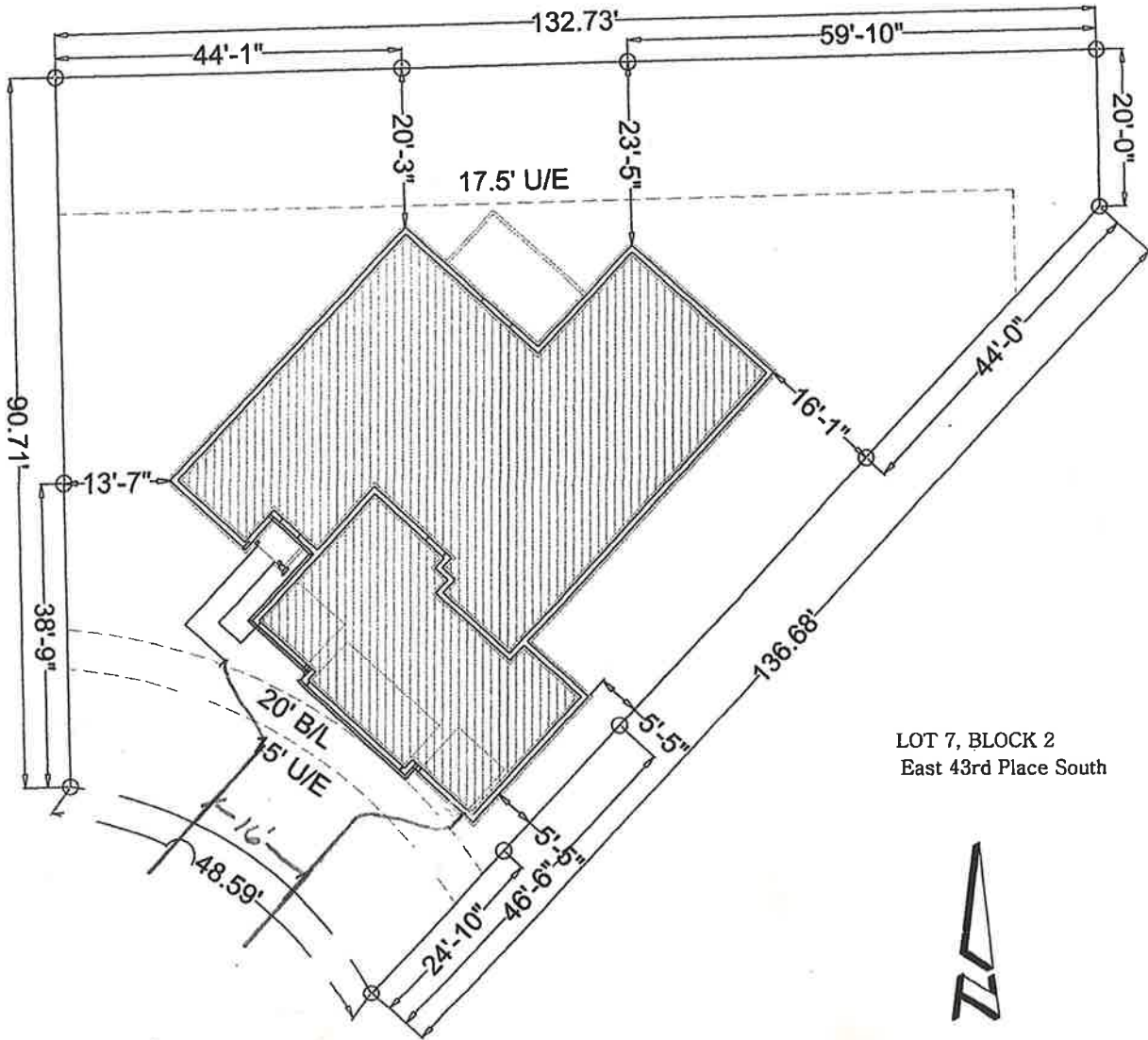
Aerial Photo Date: February 2018

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Huntington Park

A SUBDIVISION OF PART OF THE NORTHWEST QUARTER (NW/4) OF SECTION TWENTY-FIVE (25),
TOWNSHIP NINETEEN (19) NORTH, RANGE FOURTEEN (14) EAST, CITY OF TULSA, TULSA COUNTY, STATE OF OKLAHOMA



LOT 7, BLOCK 2
East 43rd Place South



KB ENTERPRISE HOMES
8328 E. 50TH PLACE, TULSA, OK. 74134 | KB@TULSAHQ.COM | (918) 481-0600

PROJECT: The "JOHNSON" Home

TITLE: PLAN 2503
4 CAR GAR.+ BONUS HOME
SITE PLAN

DATE BY	DATE
CHK. BY	DATE
APP. BY	DATE
SCALE	1/8"=1'0"

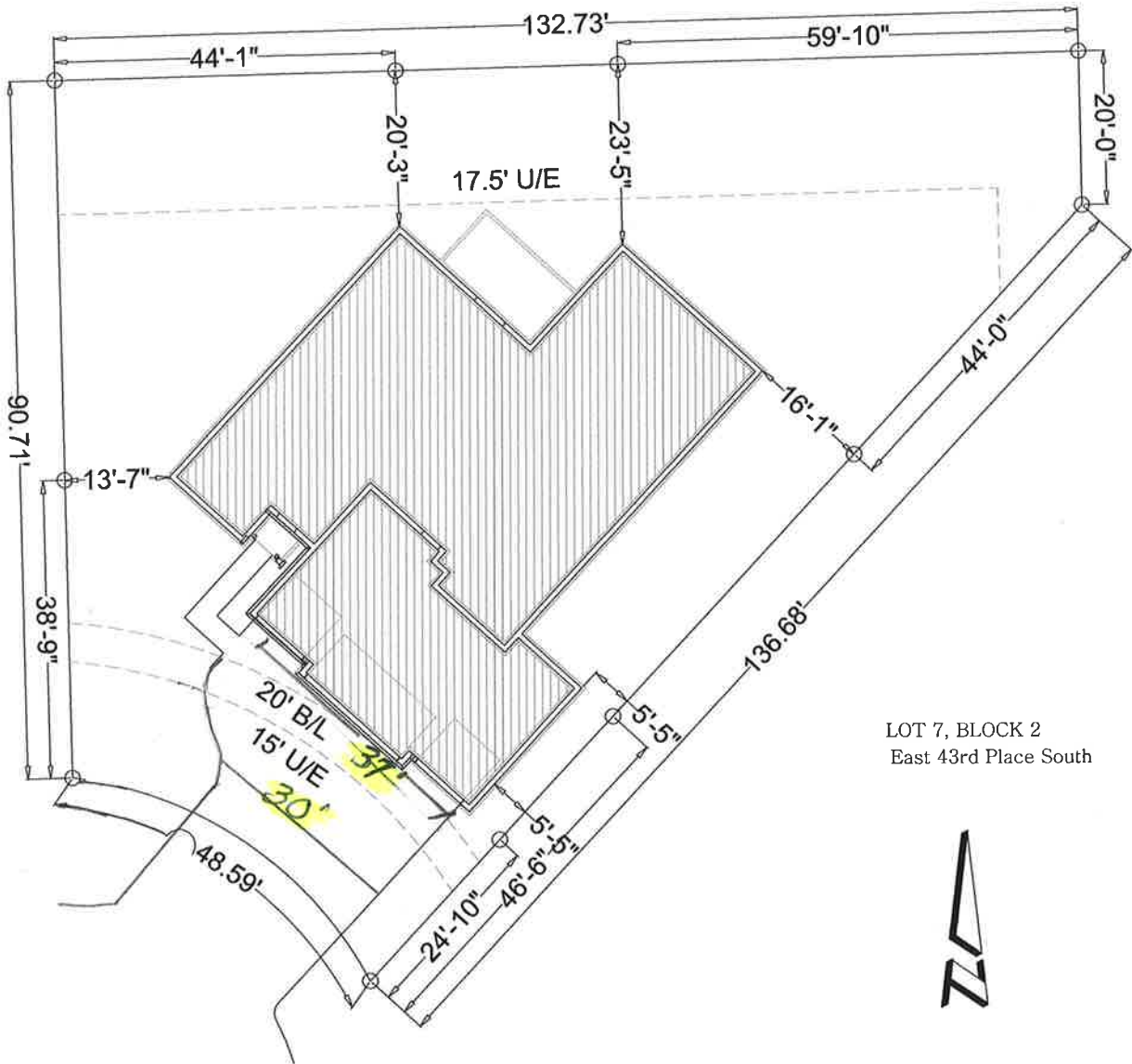
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REV.	
SHEET NO. 6 OF 8 SHEETS	

Currently

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Huntington Park

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TITLE: PLAN 2503
4 CAR GAR. + BONUS HOME
SITE PLAN

DATE	BY	NAME
4-15-18	RAJ	RAJ
4-15-18	RAJ	RAJ
4-15-18	RAJ	RAJ

SCALE: 1/8"=1'0"

ACAD (A31)	REV
KB Enterprises/Johnson/2503.dwg	
ISSUING NUMBER	9
SHEET NO.	9 OF 9 SHEETS

Special Exception Requested

2.7

